THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
Mail: MADISON, TN 37115

ADDRESS NEW OWNER:

JAMES H. WITT
404 FREDA VILLA
MADISON, TN 37115

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 072-14-0, PARCEL 244

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00, THIS 14th DAY OF NOVEMBER, 1991.

James H Witt
AFFIANT

Subscribed and sworn to me, this the 14th day of November, 1991.

Notary Public
My commission expires: 5-24-92

6.2566

Nov 18 9 31 AM '91

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, RAY D. OSBORNE ET UX, GEORGIA O. OSBORNE, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said JAMES H. WITT, hereinafter referred to as GRANTEE, his successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1612 NORTHVIEW AVENUE, NASHVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEE, HIS successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 14TH day of November, 1991.

Ray D Osborne
RAY D. OSBORNE

Georgia O. Osborne
GEORGIA O. OSBORNE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAY D. OSBORNE ET UX, GEORGIA O. OSBORNE, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 14TH day of November, 1991.

Denise C. Clark
notary public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-92

EXHIBIT 'A'

Being Lot No. 2 on the Map of Chas. U. Coggin's First Addition to Nashville, as of record in Book 421, page 33, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the westerly side of Northview Avenue and runs back 225.96 feet on the north line and 231.1 feet on the south line to an alley, and shows 50 feet on said alley.

Being the same property conveyed to Ray D. Osborne et ux, Georgia O. Osborne, by Deed by Trustee under Foreclosure from Wayne Detring, Trustee, of record in Book 8393, page 621, Register's Office for Davidson County, Tennessee

This is improved property known as 1612 Northview Avenue.

EXHIBIT 'B'

1. Real property taxes for 1992 and all future years.

2. All matters set forth on Plat of record in Book 421, page 33, Register's Office for Davidson County, Tennessee.

0004 11/18 0101 03CHECK 84.00

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8487 PAGE 205

CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MAMT 20000.00
ERR CO
MAMT 20000.00-
CAMT 20000.00
CON TX 74.00
PRFEE 1.00
WDFEE 9.00
TOTAL 84.00
CHECK 84.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/18/91 01 09:33 0001 0004

6.25666

IDENTIFICATION REFERENCE

Nov 18 9 31 AM '91

FELIX Z WILSON, II

No. 477096